# Zoning Report

## Site Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>2800 SULLIVANT AVE, COLUMBUS, OH</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>2800 SULLIVANT AVE COLUMBUS OH 43204-2413</td>
</tr>
<tr>
<td>Owner</td>
<td>COLUMBUS ENERGY #1 LLC</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>010027061</td>
</tr>
<tr>
<td>In Columbus?</td>
<td>Yes</td>
</tr>
<tr>
<td>County</td>
<td>FRANKLIN</td>
</tr>
</tbody>
</table>

## Zoning Information

<table>
<thead>
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<tbody>
<tr>
<td>Zoning</td>
<td>Z01-008, Commercial, CPD, 5/22/2001, H-35</td>
</tr>
<tr>
<td>Historic District</td>
<td>None</td>
</tr>
<tr>
<td>Short North Special Parking Area</td>
<td>Out</td>
</tr>
<tr>
<td>Council Variance</td>
<td>None</td>
</tr>
<tr>
<td>Board of Zoning Adjustment (BZA) Variance</td>
<td>None</td>
</tr>
<tr>
<td>Commercial Overlay</td>
<td>SULLIVANT AVENUE / GREATER HILLTOP UCO</td>
</tr>
<tr>
<td>Planning Overlay</td>
<td>None</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
<tr>
<td>Area Commission</td>
<td>Greater Hilltop Area Commission</td>
</tr>
<tr>
<td>Historic Site</td>
<td>No</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Out</td>
</tr>
<tr>
<td>Airport Overlay Environ</td>
<td>None</td>
</tr>
</tbody>
</table>

## Pending Zoning Action

<table>
<thead>
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<td>Zoning</td>
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<tr>
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<td>Council Variance</td>
<td>None</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
</tbody>
</table>
Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: GC18-004
Date Received: 01 Jan. 2018
Fee: $1,900

Application Accepted by: 

Commission/Civic: C.H.A.C.

Existing Zoning:

Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☑ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

The applicant requests an approval of Variance. The code section for this request is 3372.706 to allow changeable copy on the existing road sign.

LOCATION
Certified Address: 2800 Sullivant Ave. City: Columbus Zip: 43204

Parcel Number(s): 010-27061-00

APPLICANT
Applicant Name: Premier Commercial Properties #2 LLC Phone Number: 1-800-686-1870 Ext.: 

Address: 7002 Ballantrae Loop City/State: Dublin, Ohio Zip: 43016

Email Address: 

Fax Number:

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page
Name: Premier Commercial Properties #2 LLC Phone Number: 1-800-686-1870 Ext.: 

Address: 7002 Ballantrae Loop City/State: Dublin, Ohio Zip: 43016

Email Address: 

Fax Number:

ATTORNEY / AGENT (Check one): ☐ Attorney ☑ Agent
Name: Kessler Sign Company-Mike Davis Phone Number: 740-453-0668 Ext.: 

Address: 2669 National Rd City/State: Zanesville, Ohio Zip: 43702

Email Address: mike@kesslersignco.com Fax Number: 740-453-5301

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer
Graphics Commission Application

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mike Davis-Kessler Sign Company of (1) MAILING ADDRESS 2669 National Rd, Zanesville, Ohio 43702, deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at (2) per CERTIFIED ADDRESS FOR PROPERTY 2800 Sullivant Ave., for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) (THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Premier Commercial Properties #2 LLC
7002 Ballamntrac Loop
Dublin, Ohio 43016

APPLICANT’S NAME AND PHONE #
(same as listed on front application)

(5) Premier Commercial Properties #2 LLC
1-800-686-1870

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(6) Greater Hilltop Area Commission
Greg Large
P.O. Box 28052 Columbus, Ohio 43228

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor’s Current Tax List or the County Treasurer’s Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant’s or owner’s property in the event the applicant or the property owner owns the property contiguous to the subject property.

(7) SIGNATURE OF AFFILIANT

Sworn to before me and signed in my presence this 08 day of January, in the year 2018

(7) SIGNATURE OF NOTARY PUBLIC

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Please make checks payable to the Columbus City Treasurer
APPLICANT
PREMNER
COMMERCIALPROPERTIES #2 LLC
7002 BALLANTRA I LOOP
DUBLIN, OHIO 43204

AREA COMMISSION
GREATER HILLTOP COMMISSION
GREG LARGE
P.O. BOX 28052
COLUMBUS, OHIO 43228

AGENT
KESSLER SIGN COMPANY
2669 NATIONAL ROAD
ZANESVILLE, OHIO 43702

PROPERTY
PREMNER
COMMERCIALPROPERTIES #2 LLC
7002 BALLANTRA I LOOP
DUBLIN, OHIO 43204

OWNERS
UNITED DAIRY FARMERS INC
OR CURRENT OCCUPANT
2764 SULLIVANT AVE.
COLUMBUS OHIO 43204

SULLIVANT AVE 19 LLC
OR CURRENT RESIDENT
2787 SULLIVANT AVE
COLUMBUS, OHIO 43204

WILLIAM & ELIZABETH LYNCH
OR CURRENT RESIDENT
510 S HAGUE AVE
COLUMBUS,OHIO 43204

BRENDA L MALOY
OR CURRENT RESIDENT
513 S POWELL AVE
COLUMBUS, OHIO 43204

AMERICAN LEGION OF OHIO
CAMP CHASE POST #98
2842 SULLIVANT AVE
COLUMBUS, OHIO 43204

SURROUNDING

MIDANI ARFAN
OR CURRENT OCCUPANT
2807 SULLIVANT AVE.
COLUMBUS, OHIO 43204

GERALD J PETROSKY
OR CURRENT RESIDENT
2835 SULLIVANT AVE.
COLUMBUS, OHIO 43204

ROBERT & CHRISTINE HARTUNG
OR CURRENT RESIDENT
2829 SULLIVANT AVE
COLUMBUS, OHIO 43204

WILLIAM & ELIZABETH LYNCH
OR CURRENT RESIDENT
510 S HAGUE AVE
COLUMBUS,OHIO 43204

BRENDA L MALOY
OR CURRENT RESIDENT
513 S POWELL AVE
COLUMBUS, OHIO 43204

AMERICAN LEGION OF OHIO
CAMP CHASE POST #98
2842 SULLIVANT AVE
COLUMBUS, OHIO 43204

CLARIZIO PROPERTIES LLC
OR CURRENT RESIDENT
2823-5 SULLIVANT AVE
COLUMBUS, OHIO 43204

JASON A. BAAS
OR CURRENT RESIDENT
514 S HAGUE AVE.
COLUMBUS, OHIO 43204

THOMAS G & JENNY LOWE
OR CURRENT RESIDENT
518 S HAGUE
COLUMBUS, OHIO 43204

HINZE PROPERTIES LLC
OR CURRENT RESIDENT
2817-19 SULLIVANT AVE
COLUMBUS, OHIO 43204

COLUMBUS METRO LIBRARY BD OF
TS
511 S HAGUE AVE.
COLUMBUS, OHIO 43204

BISHOP JAMES A GRIFFIN
0 POWELL AVE.
COLUMBUS, OHIO 43204
Graphics Commission Application

Department of Building and Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance

A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
   1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
   2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
   3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
   4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.

B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the graphics as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.

C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Applicant is requesting that the Commission approve the encompassing variance to allow digital LED gas pricers on the existing road sign. We would replace the existing manual Regular pricer panel. There others within the area that has the same or similar and have been awarded digital LED gas pricers.

________________________
Signature of Applicant

________________________
Date 1-8-18
PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate ‘NONE’ in the space provided.

APPLICATION #

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mike Davis/ Kessler Sign Company of (COMPLETE ADDRESS) 2669 National Rd. Zanesville Ohio 43702 deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Premier Commerical Properties # 2 LLC</td>
<td>7002 Ballantrae Loop Dublin, Ohio 43016</td>
</tr>
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SIGNATURE OF APPLICANT

Sworn to before me and signed in my presence this 08 day of January, in the year 2018

SIGNATURE OF NOTARY PUBLIC

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